



GLENDALE CITY COUNCIL WORKSHOP SESSION
Council Chambers – Workshop Room
5850 West Glendale Avenue
September 05, 2006
1:30 p.m.

WORKSHOP SESSION

1. [DOWNTOWN PARKING STRUCTURE STUDY](#) – 90 MINUTES

CITY MANAGER'S REPORT

This report allows the City Manager to update the City Council about issues raised by the public during Business from the Floor at previous Council meetings or to provide Council with a response to inquiries raised at previous meetings by Council members. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

COUNCIL COMMENTS AND SUGGESTIONS

EXECUTIVE SESSION

1. **LEGAL MATTERS**

- A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city's position in pending and contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §§38-431.03 (A)(3)(4)).

2. **LEGAL MATTERS – PROPERTY & CONTRACTS**

- A. Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with

contractual negotiations related to possible development of an educational facility. (A.R.S. §§ 38-431.03 A(3)(4)(7))

- B. Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with contractual negotiations related to a park facility at approximately 91st Avenue and Bethany Home. (A.R.S. §§ 38-431.03 A(3)(4))

3. PERSONNEL MATTERS

- A. Various terms have expired on Boards and Commissions. The City Council will be discussing appointments involving the following Boards and Commissions. (A.R.S. §38-431.03 A.1)

1. Ad-Hoc Event Advisory Committee
2. Arts Commission
3. Aviation Advisory Commission
4. Board of Adjustment
5. Citizen Bond Election Committee
6. Citizens Advisory Commission On Neighborhoods
7. Citizens Bicycle Advisory Committee
8. Citizens Transportation Oversight Commission
9. Commission On Persons With Disabilities
10. Community Development Advisory Committee
11. Historic Preservation Commission
12. Housing Advisory Commission
13. Industrial Development Authority
14. Judicial Selection Advisory Board
15. Library Advisory Board
16. Parks and Recreation Advisory Commission
17. Personnel Board
18. Planning Commission
19. Public Safety Personnel Retirement System/Fire Board
20. Public Safety Personnel Retirement System/Police Board
21. Risk Management/Worker's Compensation Trust Fund Board

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));

- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03 (C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.



CITY OF GLENDALE

Council Communication

Workshop Agenda

09/05/2006

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Karen Thoreson, Economic Development Director
Dick & Fritsche Design Group

SUBJECT: **DOWNTOWN PARKING STRUCTURE STUDY**

Purpose

- This is a request for City Council to provide guidance on proceeding with the recommendation of the parking structure study.
- Dick & Fritsche Design Group (DFDG) has completed the mixed-use downtown parking structure feasibility study and will provide an overview of their methods and the results.

Council Strategic Goals Or Key Objectives Addressed

- The City Center Master Plan identified the need for new parking facilities in the City Center.
- One of the objectives of Council's strategic goal of "One Community with A Vibrant City Center" is to earmark funds for a parking structure downtown and begin construction.

Background

- On May 9, 2006, Council approved the selection of DFDG to complete a feasibility study for a downtown parking structure.
- The purpose of the study was to evaluate the need for additional public parking in the downtown area to meet current and future demand, through a qualitative assessment of the best use of existing and proposed parking. In addition, the study identified viable sites for development of parking and provided reliable information for use in creating a policy for downtown parking infrastructure development.

- The consultants performed several tasks as they made their assessment:
 - Solicited resident and business input
 - Interviewed numerous stakeholders, including members of the Catlin Court Neighborhood Association, members of the Downtown Development Corporation, and area residents and business owners
 - Assessed the current parking inventory (both public and private)
 - Analyzed parking demand based on current downtown occupancy
 - Analyzed potential demand based on projected success of downtown redevelopment
 - Identified and evaluated sites physically suited for parking development
 - Recommended a multi-phase parking program which locates a number of mixed-use garage structures in key locations in the Downtown.
- After evaluating nine sites, the Bank of America surface lot was identified as the most desirable site for the initial parking structure.
- The garage is envisioned to include space for parking and possible retail and/or commercial space.
- City staff and consultants recommend that the garage be built on the Bank of America site with one parking level constructed underground, three levels above ground and with 24,000 square feet of ground floor retail. This option would accommodate 600 parking spaces.

Previous Council/Staff Actions

- On June 27, 2006 Council approved the FY 2006-07 Capital Improvement Projects (CIP) Budget which includes funding for a downtown parking structure.
- On May 9, 2006 Council approved a professional services agreement with DFDG to complete a feasibility study for a downtown parking structure.

Community Benefit

- The DFDG study identifies a current shortage of approximately 400 downtown parking spaces during a typical business day. That need is exacerbated when the Civic Center hosts large weekday gatherings creating a demand for an additional 1200 parking spaces. An active and vibrant downtown requires safe, accessible parking in order to encourage citizens and visitors to frequent the shops, restaurants and events held within the City Center.
- Additional structured parking provides more efficient land utilization and can be designed to allow ground floor retail uses when the market is receptive to that. A multi-use parking

structure will benefit the Glendale community and visitors who come to the downtown for shopping, city services and special events.

- Pedestrian level retail will further enliven the streets around the garage and offer business opportunities that support Glendale's Dining District and downtown events.
- In particular, Glendale Avenue businesses, Catlin Court shops, and the visitors to Civic Center and City Hall will enjoy the convenient, close parking, that is currently in short supply.

Public Input

- DFDG had an exhibit booth at the May 15, 2006 Downtown Information Fair. Invitations to the May 24th Stakeholder Open House were distributed to those in attendance.
- An Open House was held on May 24, 2006 to solicit direct input from the public concerning downtown parking needs. The event was posted on the city's website; fliers were available at area businesses; and invitations were sent via email and regular mail to individuals on city department contact lists. A total of 20 people were in attendance at the Open House.
- Residents and business owners in Catlin Court, stakeholders on Glendale Avenue and those involved with the Pedestrian Enhancement project were sought out and consulted.
- The consultants also met with city department representatives and individuals who requested more information.

Budget Impacts & Costs

- The project has \$1,710,229 in the current year's CIP budget, fully funding the contracts for Design and Construction Manager at Risk.
- The balance of funding for construction of the parking structure is currently identified in the Capital Improvements Program in out years.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X		\$1,710,229

Account Name, Fund, Account and Line Item Number:

Downtown Parking Structure, Account No. 1980-68113-551200

Policy Guidance

Staff is seeking guidance from the Council on: 1) to proceed with design of the recommended option, placing a 600-space parking structure with 24,000 square feet of retail at the Bank of America parking lot at Palmaire and 58th avenues, and 2) to proceed with development of a multi-phase parking management program for consideration by Council.